045.0	0003	0001.0	1 of 2	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	8,509,400 / 9,908,500
					USE VALUE:	8,509,400 / 9,908,500
					ASSESSED:	8,509,400 / 9,908,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-51	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAN CATHOLIC ARCH OF BOS
Owner 2:	
Owner 3:	
Street 1:	24 MEDFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 88,428 Sq. Ft. of land mainly classified as Other with a Church/Syn. Building built about 1920, having primarily Brick Exterior and 37901 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 34 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
962	88428.000	4,957,700	14,600	3,537,100	8,509,400
Total Card	2.030	4,957,700	14,600	3,537,100	8,509,400
Total Parcel	2.030	6,356,800	14,600	3,537,100	9,908,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 224.52 | /Parcel: 174.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	31799
GIS Ref	
GIS Ref	
Insp Date	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0003-0001.0

!3817!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	962	FV	6,360,400	14600	88,428.	3,537,100	9,912,100	9,912,100	Year End Roll	12/18/2019
2019	962	FV	5,612,500	15200	88,428.	3,758,200	9,385,900	9,385,900	Year End Roll	1/3/2019
2018	962	FV	5,612,500	15200	88,428.	2,741,300	8,369,000	8,369,000	Year End Roll	12/20/2017
2017	962	FV	5,612,500	15200	88,428.	2,387,600	8,015,300	8,015,300	Year End Roll	1/3/2017
2016	906	FV	5,612,500	15200	88,428.	2,033,800	7,661,500	7,661,500	Year End	1/4/2016
2015	906	FV	4,864,600	15700	88,428.	1,989,600	6,869,900	6,869,900	Year End Roll	12/11/2014
2014	906	FV	4,864,600	15700	88,428.	1,635,900	6,516,200	6,516,200	Year End Roll	12/16/2013
2013	906	FV	4,864,600	15700	88,428.	1,556,300	6,436,600	6,436,600		12/13/2012

PRINT

Date	Time
12/10/20	18:57:35

LAST REV

Date	Time
11/21/17	15:50:42
danam	
3817	

USER DEFINED

Prior Id # 1:	31799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	4242-329		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2017	1322	Manual	37,300	C				
5/18/2017	574	Redo Bat	77,000	C				
10/23/2015	1628	Re-Roof	96,300					
8/16/2006	686	Inter Fi	30,000			G8	GR FY08	DIVIDE ROOM TO 4 O
3/9/2006	161	Manual	441,000			G7	GR FY07	MASONRY REPAIRS TO
7/1/2005	567	Rep.Chim	354,000					& MASONRY TO EXT W
5/18/2005	399	Re-Roof	15,000					
10/6/2004	977	Manual	8,000					renovations
8/12/2004	726	Manual	25,000					INSTALL HANDI-CAPP
10/3/2002	861	Re-Roof	305,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2006	Permit Visit	BR	B Rossignol
4/7/2005	Info Fm Prmt	BR	B Rossignol
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
962	Other		88428		Sq. Ft.	Site		0	80.	0.50	1									3,537,120						3,537,100	

Total AC/HA: 2.03003 | Total SF/SM: 88428 | Parcel LUC: 962 | Other | Prime NB Desc: KEL/MANOR | Total: 3,537,120 | Spl Credit | Total: 3,537,100

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	2
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	33	Rating:	Average
A HBth:	1	Rating:	Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.83166158
Const Adj.:	0.99762255
Adj $ / SQ:	103.711
Other Features:	90500
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6885635
Depreciation:	1927978
Depreciated Total:	4957657

COMMENTS

1920.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	33	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

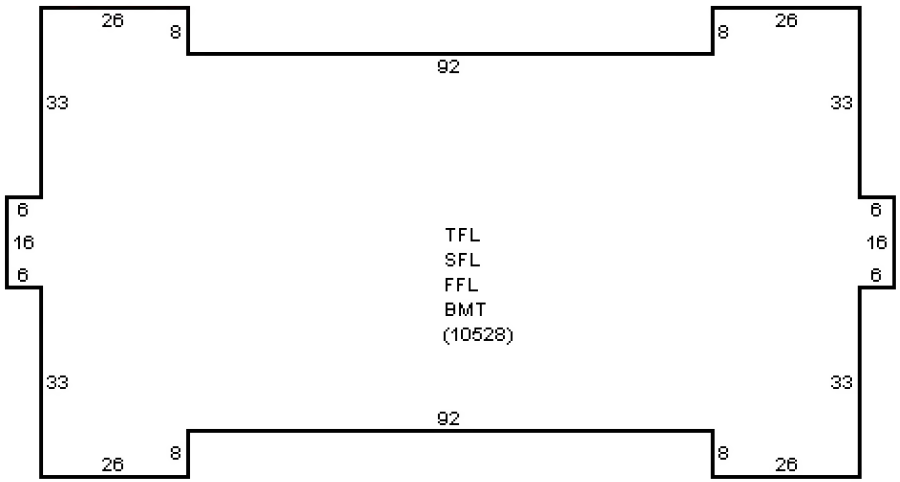
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.57
Special Features:	0	Val/Su Net:	117.73
Final Total:	4957700	Val/Su SzAd	156.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	10,528	49.780	524,095
FFL	First Floor	10,528	103.710	1,091,865
SFL	Second Floor	10,528	103.710	1,091,865
TFL	Third Floor	10,528	103.710	1,091,865

Net Sketched Area:	42,112		Total:	3,799,690	
Size Ad	31584	Gross Are	42112	FinArea	37901

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	60		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	10000	A	AV	1985	2.00	T	27.2	962			14,600			14,600

Sample output to test PDF Combine only

More:	N	Total Yard Items:	14,600	Total Special Featues:		Total:	14,600

IMAGE

AssessPro Patriot Properties, Inc

045.0	0003	0001.0	2 of 2	Commercial	
Map	Block	Lot	CARD	ARLINGTON	

	Total Card	/	Total Parcel
APPRAISED:	1,399,100	/	9,908,500
USE VALUE:	1,399,100	/	9,908,500
ASSESSED:	1,399,100	/	9,908,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-51	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAN CATHOLIC ARCH OF BOS
Owner 2:	
Owner 3:	
Street 1:	24 MEDFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 88,428 Sq. Ft. of land mainly classified as Other with a Church/Syn. Building built about 1958, having primarily Brick Exterior and 19008 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
906	0.000	1,399,100			1,399,100
Total Card	0.000	1,399,100			1,399,100
Total Parcel	2.030	6,356,800	14,600	3,537,100	9,908,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 73.61 | /Parcel: 174.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 045.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3817

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	489	Manual	35,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2014	Info Fm Prmt	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	Church/Syn		0	0	Sq. Ft.	Site		0	0.	0.00	2																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 962 | Other | Prime NB Desc: KEL/MANOR | Total: | Spl Credit | Total:

USER DEFINED

User Acct	31799
GIS Ref	
GIS Ref	
Insp Date	
Prior Id # 1:	31799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!3817!

PRINT

Date	Time
12/10/20	18:57:38

LAST REV

Date	Time
06/18/14	14:28:58
philc	

Patriot Properties Inc.

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	14 - Asphalt Tile	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.86797172
Const Adj.:	1.01278889
Adj $ / SQ:	109.884
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2152387
Depreciation:	753336
Depreciated Total:	1399052

COMMENTS

ST. AGNES PARISH CENTER; TWO BLDGS CONNECTED NOW 1 BLDG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	

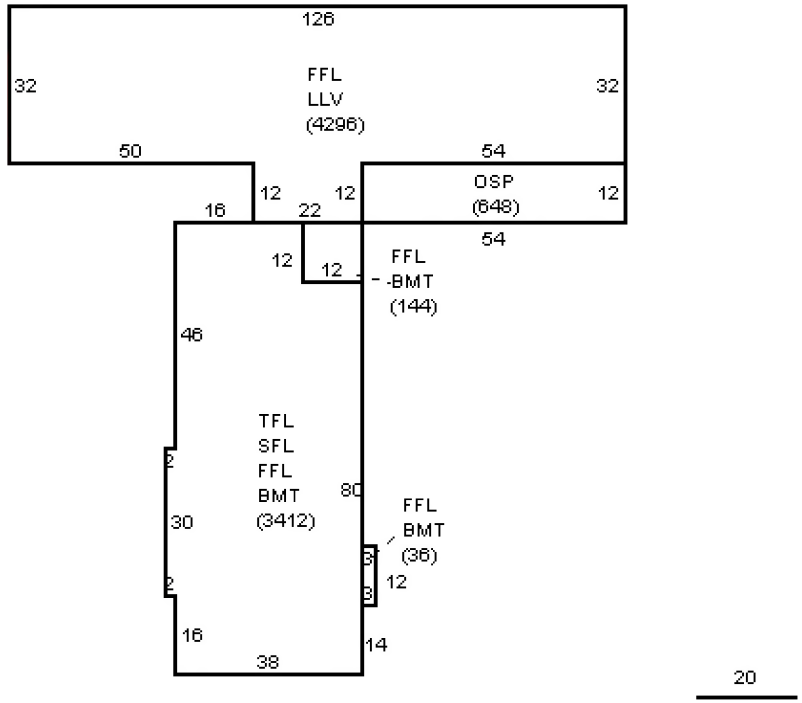
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	7,888	109.880	866,765
LLV	Lower Level	4,296	93.950	403,613
BMT	Basement	3,592	32.970	118,411
SFL	Second Floor	3,412	109.880	374,924
TFL	Third Floor	3,412	109.880	374,924
OSP	Screen Porch	648	21.220	13,750

Net Sketched Area:	23,248	Total:	2,152,387
Size Ad	14712	Gross Are	23248	FinArea	19008
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	109.88
Special Features:	0	Val/Su Net:	60.18
Final Total:	1399100	Val/Su SzAd	95.10

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	